

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 2710
Nuttman Avenue, Fort Wayne, Indiana 46802.
(H.A. King)

WHEREAS, Petitioner has duly filed its petition dated
October 1, 1993 to have the following described property
designated and declared an "Economic Revitalization Area" under
Division 6, Article II, Chapter 2 of the Municipal Code of the
City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 15 permanent jobs for a
total additional annual payroll of \$270,000.00, with the average
new annual job salary being \$18,000.00; and

WHEREAS, the total estimated project cost is \$250,000.00;

and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of
the Confirming Resolution referred to in Section 6 of this
Resolution and shall continue for one (1) year thereafter. Said
designation shall terminate at the end of that one (1) year
period.

SECTION 2. That, upon adoption of the Resolution:

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
11 substance of this resolution and setting this
12 designation as an "Economic Revitalization Area" for
13 public hearing;
- 14 (d) If this Resolution involves an area that has already
15 been designated an allocation area under I.C. 36-7-14-
16 39, then the Resolution shall be referred to the Fort
17 Wayne Redevelopment Commission and said designation as
18 an "Economic Revitalization Area" shall not be finally
19 approved unless said Commission adopts a Resolution
20 approving the petition.

21 **SECTION 3.** That, said designation of the hereinabove
22 described property as an "Economic Revitalization Area" shall
23 apply to a deduction of the assessed value of personal property
24 for new manufacturing equipment.

25 **SECTION 4.** That, the estimate of the number of individuals
26 that will be employed or whose employment will be retained and
27 the estimate of the annual salaries of those individuals and the
28 estimate of the value of new manufacturing equipment, all
29 contained in Petitioner's Statement of Benefits, are reasonable
30 and are benefits that can be reasonably expected to result from
31 the proposed described installation of new manufacturing
32 equipment.

1 **SECTION 5.** That, the current year approximate tax rates for
2 taxing units within the City would be:

3 (a) If the proposed new manufacturing equipment is not
4 installed, the approximate current year tax rates for
5 this site would be \$8.8353/\$100.

6 (b) If the proposed new manufacturing equipment is
7 installed and no deduction is granted, the approximate
8 current year tax rate for the site would be
9 \$8.8353/\$100 (the change would be negligible).

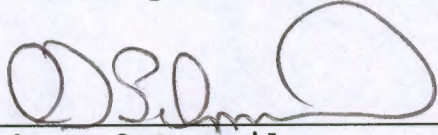
10 (c) If the proposed new manufacturing equipment is
11 installed and a deduction percentage of eighty percent
12 (80%) is assumed, the approximate current year tax rate
13 for the site would be \$8.8353/\$100 (the change would be
14 negligible).

15 **SECTION 6.** That, this Resolution shall be subject to being
16 confirmed, modified and confirmed, or rescinded after public
17 hearing and receipt by Common Council of the above described
18 recommendations and resolution, if applicable.

19 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
20 determined that the deduction from the assessed value of the new
21 manufacturing equipment shall be for a period of five (5) years.

22 **SECTION 8.** That, the benefits described in the Petitioner's
23 Statement of Benefits can be reasonably expected to result from
24 the project and are sufficient to justify the applicable
25 deductions.

26 **SECTION 9.** That, this Resolution shall be in full force and
27 effect from and after its passage and any and all necessary
28 approval by the Mayor.

29
30 
31 _____
32 Member of Council

APPROVED AS TO FORM AND LEGALITY

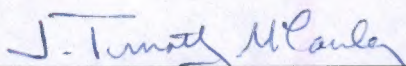
31 
32 _____
J. Timothy McCaulay, City Attorney

EXHIBIT A

Parcel A - Tract 2 of the Southeast 4.64 acres of the 21.58 acres North of the Norfolk and Western Railroad located the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 30 North, Range 12 East, Allen County, Indiana, except streets and plats sold, and containing 1.29 acres more or less.

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time by
title and referred to the Committee on _____ (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on _____, the _____ day
of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Lunsey,
seconded by _____, and duly adopted, placed on its passage.
PASSED ~~lost~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____
<u>EDMONDS</u>	<u>✓</u>	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____
<u>LONG</u>	<u>✓</u>	_____	_____	_____
<u>LUNSEY</u>	<u>✓</u>	_____	_____	_____
<u>RAVINE</u>	<u>✓</u>	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____

DATED: 10-12-93.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____
(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 9-50-93
on the 12th day of October, 1993

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark C. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 13th day of October, 1993,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of October,
1993, at the hour of 4:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are **CONFIDENTIAL** according to IC 6-1.1-35-9

**FORM
SB - 1**

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1		TAXPAYER INFORMATION
Name of taxpayer		
H.A. KING CO., OF INDIANA		
Address of taxpayer (street and number, city, state and ZIP code)		
2710 NUTTMAN AVE., FT. WAYNE, IN 46802		
Name of contact person	Telephone number	
KEITH MACGUIDWIN	(313) 280-0006	

SECTION 2			LOCATION AND DESCRIPTION OF PROPOSED PROJECT
Name of designating body		Resolution number	
CITY COUNCIL OF FT. WAYNE			
Location of property	County	Taxing district	
2710 NUTTMAN AVE.	ALLEN	FT. WAYNE - WAYNE	
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)		Estimated starting date	
RUBBER MOLDED PRESSES, 48" MILL, SPRAY BOOTH		10/1/93	
METAL PREP, FINISHING EQUIPMENT, HAND PALLET JACKS,		Estimated completion date	
DRYERS, SPRAY EQUIPMENT, FORKLIFT, TUMBLE BLAST, SAND		10/1/96	
BLAST, Q.C. EQUIPMENT			

SECTION 3						ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT
Current number	Salaries	Number retained	Salaries	Number additional	Salaries	
0	0	0	0	15	\$270,000.00	

SECTION 4					ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT
		Real Estate Improvements		Machinery	
		Cost	Assessed Value	Cost	Assessed Value
Current values				0	0
Plus estimated values of proposed project				\$250,000.00	\$100,000.00
Less values of any property being replaced				0	0
Net estimated values upon completion of project				\$250,000.00	\$100,000.00

SECTION 5		OTHER BENEFITS PROMISED BY THE TAXPAYER

SECTION 6			TAXPAYER CERTIFICATION
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title	Date signed (month, day, year)	
	President	9/23/93	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Richard J. Langer
Council Member

(219) 427-1208

10-12-93

Attested by:

Designated body

Daniel E. Kennedy
City Clerk

Common Council

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

FOR STAFF USE ONLY:

Declaratory Passed _____ 19____

Confirmatory Passed _____ 19____

_____ FT Jobs Currently

_____ PT Jobs Currently

\$ _____ Current Average Annual Salary

_____ FT Jobs to be Created

_____ PT Jobs to be Created

\$ _____ Avg Annual Salary of all New Jobs

_____ FT Jobs to be Retained

_____ PT Jobs to be Retained

\$ _____ Avg Annual Salary of all Retained Jobs

**ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA**

APPLICATION IS FOR: H.A. KING CO. OF _____ Real estate key no.: 94-0107-0002
INDIANA

(Check appropriate box[es] below)

☐ Real Estate Improvements Total cost of improvements: _____

☒ Personal Property (New Manufacturing Equipment) . . . Total cost of improvements: \$250,000.00

TOTAL OF ABOVE IMPROVEMENTS: \$250,000.00

GENERAL INFORMATION:

Applicant's name: KEITH MACGUIDWIN Telephone: (313) 280-0006

Name of applicant's business: H.A. KING CO., INC.

Address of applicant: 5038 LEAFDALE

ROYAL OAK, MI 48073

Address of property to be designated: 2710 NUTTMAN AVE., FORT WAYNE, IN 46802

Name of business to be designated, if applicable: H.A. KING CO., OF INDIANA

Contact person:

Name: KEITH MACGUIDWIN Telephone: (313) 280-0006

Address: 5038 LEAFDALE, ROYAL OAK, MI 48073

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

MANUFACTURING OF ENGINEERED RUBBER PRODUCTS

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

BUILDING HAS BEEN EMPTY FOR OVER A YEAR. LOCATED IN URBAN ENTERPRISE
ZONE. BUILDING HAS INSUFFICIENT WIRING FOR MANUFACTURING.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: _____

Describe the condition of the structure(s) listed above: _____

Describe improvements to be made to property to be designated: _____

Start and stop dates for project: _____

Current land assessment:\$ _____ Current improvements assessment:\$ _____

Current total real estate assessment:\$ _____

Most recent annual property tax bill on property to be designated:\$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: RUBBER MOLDED PRESSES, 48" MILL, SPRAY BOOTH, METAL PREP., FINISHING EQUIPMENT, HAND PALLET JACKS, DRYERS, SPRAY EQUIPMENT, FORKLIFT, TUMBLE BLAST, SAND BLAST, Q.C. EQUIPMENT

Equipment purchase start & stop dates: 10/1/93 10/1/96 Equipment installation start and stop dates: 10/1/93 - 10/1/96

Current personal property assessment:\$ 0 Most recent annual personal property tax bill:\$ 0

What is the anticipated first year tax savings attributable to this designation? \$ 2,945.07 How will you use these

tax savings? TO REINVEST IN EQUIPMENT AND MANPOWER

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 0 Full-time 0 Part-time Average annual salary of all: \$ 0

Current annual area payroll:\$ 0

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 15 Full-time _____ Part-time Average annual salary of all: \$ 270,000.00

Retained: _____ Full-time _____ Part-time Average annual salary of all: \$ _____

When do you anticipate reaching the above levels of employment? 3 YEARS

Additional annual area payroll as a result of this project:\$ 270,000.00

Types of jobs to be created as a result of this project? PRESS OPERATORS, FOREMAN, CEMENTERS, MILL MIXER, SHIPPING & RECEIVING, Q.C. MGR., INSPECTORS, METAL PREP, MAINTENANCE

Annual salaries of all jobs to be created/retained from this project?

High \$ 50,000 Low \$ 14,500 Average \$ 18,000

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
☐ Tuition Reimbursement
☒ Major Medical Plan

- ☒ Life Insurance
☐ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- | | |
|--|---|
| <input type="checkbox"/> Anthony Wayne Services | <input type="checkbox"/> Indiana Dept of Employment & Training Services |
| <input type="checkbox"/> Benito Juarez Center | <input type="checkbox"/> Indiana Institute of Technology |
| <input type="checkbox"/> Catholic Charities of Fort Wayne | <input type="checkbox"/> Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services |
| <input type="checkbox"/> Fort Wayne Rescue Mission | <input type="checkbox"/> IVY Tech |
| <input type="checkbox"/> Fort Wayne Urban League, Inc. | <input checked="" type="checkbox"/> JobWorks |
| <input type="checkbox"/> Fort Wayne Womens Bureau | <input type="checkbox"/> Lutheran Social Services, Inc. |
| <input checked="" type="checkbox"/> Indiana Department of Commerce | <input type="checkbox"/> Wayne Township Trustee |
| <input type="checkbox"/> Indiana Department of Public Welfare | |

EXHIBITS

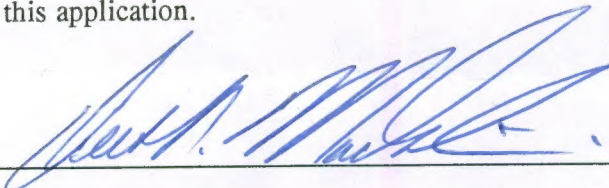
The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

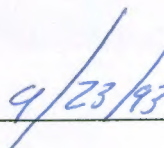
<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant



Date



MEMORANDUM

Page 1 of 2

TO: Common Council Members

FROM: Karen A. Lee *K.A.L.*
Business Development Specialist, Department of Economic Development

DATE: October 8, 1993

SUBJECT: Personal Property Tax Abatement Application dated October 1, 1993 for H.A. King
Address: 2710 Nuttman Avenue, Fort Wayne, Indiana 46802

Background

Q-93-10-02

Description of Product or Service Provided by Company: H.A. King is a manufacturer of engineered rubber products.

Description of Project: H.A. King would like to purchase several pieces of equipment.

Average Annual Wage:	\$27,000.00	Total Project Cost:	\$250,000.00
Number of Full Time Jobs to be Created:	15	Councilmanic District:	5th
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M2

Project is Located Within a:

Designated Downtown Area:	Yes__ No <u>x</u>	Redevelopment Area:	Yes__ No <u>x</u>
Urban Enterprise Area:	Yes__ No <u>x</u>	Platted Industrial Park:	Yes__ No <u>x</u>

Effect of Passage of Tax Abatement

Will allow for the creation of 15 full-time jobs.

Effect of Non-Passage of Tax Abatement

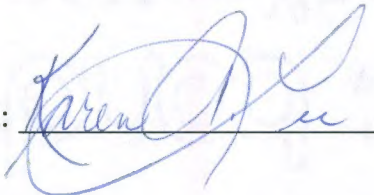
Project will not place resulting in 15 jobs not being created.

Staff Recommendation

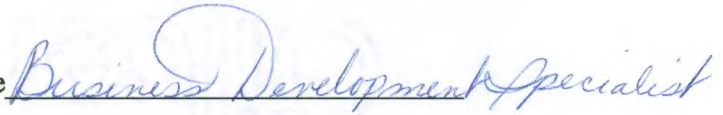
Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one year.
3. The period of deduction should be limited to five years.

Signed: _____

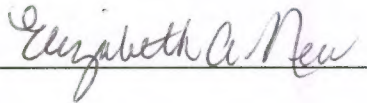
 _____

Title _____

 _____

Comments

DIRECTOR: _____

 _____

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE H.A. King would like to purchase several pieces of equipment such as rubber molded presses, 48" mill, spray booth, metal prep. finishing equipment, etc..

EFFECT OF PASSAGE Will allow for the creation of 15 full-time jobs.

EFFECT OF NON-PASSAGE Project will not take place resulting in 15 jobs not being created.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

BILL NO. R-93-10-02

REPORT OF THE COMMITTEE ON
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.-12.1 for property commonly
known as 2710 Nuttman Avenue, Fort Wayne, IN 46802 (H.A. King)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Archie L. Lunsey

Donald J. Schmidt

Henry R. Edmonds

DATED: 10-12-93.

Sandra E. Kennedy
City Clerk